

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
August 21, 2000

PRESENT: Dave Wakeman, Chairman
John Potera
Tom Cowan
Andy Kelkenberg
Don Hoefler
Terry Janicz
Mary Valentine

Don Folger, Code Enforcement Officer
Bill Walworth, Deputy Building Inspector
Rebecca K. Baker, Planning Board Clerk

The meeting was called to order at 7:40pm by Dave Wakeman, Chairman. Minutes were read and Don motioned to approve them with the following change:

*Delete last sentence in second paragraph on page 2 regarding John Smith's site plan.
Andy seconded and all approved.

Bill Walworth excused himself for the public hearing.

A public hearing to hear comments for or against the minor subdivision located on Pohl Rd. and owned by Bill Walworth was opened at 8:05pm.

Attendance was as above.

Clerk read proof of publication.

No prior comments had been received.

No drainage plan was submitted.

Questions arose regarding an easement for the maintenance of the creek located on sub-lot #1. It was decided that a letter would be written to Duane Root, Attorney, requesting an easement. Mr. Walworth felt he could not require it as part of the contract.

Tom motioned to close the hearing at 8:25pm, Mary seconded and all approved.

Mary motioned to approve the subdivision, contingent on receiving a drainage plan that would be reviewed by Don Folger. If he felt there were any problems, it would come before the planning board again at the next meeting. Terry seconded and all approved.

Rebecca will write a letter to Mr. Root requesting the easement.

Bill Walworth and Andrew Casolini joined the meeting.

The board met with Galen and Barbara Weaver and Greg Whitliff regarding the major subdivision on Dye Rd. Dave read the minutes from the June 21, 1999 meeting, indicating that a waiting period of 5 yrs. Must be adhered to according to zoning requirements. However, if that original minor subdivision is amended to a major subdivision and appropriate fees are paid, the additional lots may be subdivided at this time. Drainage was reviewed and Don Hoefler noted that the elevation of the bldgs. were labeled

incorrectly. It should read elevation at perimeter of building, not first floor elevation. The board will recommend amending the original plan dated 4/29/99 and starting the SEQR process. Dave will check with Nathan about the fees and the process to follow. Rebecca will write a memo to the Town Board.

The board met with John Smith regarding the site plan for storage buildings on Main Rd. The revised plan did include all the additions and changes that were requested at the last meeting. The Fire Company has signed off. Wendell requires an amended drainage plan. Mr. Smith should furnish a floor plan and front view of the proposed 42' x 100' building. Mr. Smith requested that the parking previously approved for the nursery operation be approved for the used car business. The board felt that the 18 parking spots were already approved for customer & employee parking only (no inventory) and does not need to be revisited. It was noted that the existing parking is not shown on the drawing as well as the labeling of the trees in the legend. Mr. Smith was instructed to have Schenne review the site plan checklist that was given to him at the beginning of the project. All required items must be included on the drawing for the next meeting scheduled 9/18/00.

John motioned to adjourn the meeting at 10:05pm, seconded by Terry and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary